

**Prime Office  
Bozeman North Side With/ Without Smaller Shop Space**

# 317 Gallatin Park Drive



### **317 Gallatin Park Office and Warehousing Lease Opportunity**

2560 Sqft Of office in Gallatin park. 2<sup>nd</sup> floor with deck and excellent views of the Bridger's. Six Individual Offices, One Conference room, Men's and Woman's Restroom with one shower, Large break room, large windows with lots of light massive reception/ work area \$2735 Per Month. Can be linked to 1560 Sqft of M-1 Zoned Light manufacturing or warehousing space. \$1500 Per Month Ready Now.



**McCaw & Company**

RESIDENTIAL & COMMERCIAL REAL ESTATE

**Evan McCaw**

**Broker**

**406-587-5540**

**406-581-2213 Cell**

**676 Ferguson Ave Ste 4  
Bozeman, MT 59715**

### 317 Gallatin Park Drive Building Breakdown

Building	Unit #	Floor	Type	Sq Ft	User	Rate Per SQFT	Monthly	Yearly Base Rent	NNN Charges Monthly Projected	Total Cost
<b>317 Gallatin Park Drive</b>										
Upstairs Office	1	2	Office	2560	<b>For Lease</b>	\$10.00	\$2,133.33	\$25,600.00	\$602.51	\$2,735.84
Ground Level Warehouse	2	1	Warehouse	1560	<b>For Lease</b>	\$8.50	\$1,105.00	\$13,260.00	\$367.15	\$1,472.15
			<b>Total</b>	<b>4120</b>			\$3,238.33		\$969.66	\$4,207.99